

Mount Grove, High Barnes, Sunderland

Offers over £249,950











An upgraded and much improved double fronted two/three bedroom semi-detached bungalow, providing immaculate and spacious accommodation, all on one level. Internally there is an entrance lobby, reception hall and a fabulous open plan living area/kitchen, featuring bi-fold doors to the rear garden and a stylish kitchen, fitted with a range of contemporary units and luxury worksurfaces. There are three excellent double bedrooms, one could be utilised as a reception room if required. The bedroom to the rear benefits from a modern en-suite shower room/wc and there is a main, modernised ‘Jack & Jill’ shower room/wc that can be accessed from both the reception hall and one of the bedrooms. Externally there is a block-paved driveway to the front, an attached garage with remote control roller shutter access door and a generous yet low maintenance, landscaped garden to the rear. This location is ideal for a range of amenities and boasts excellent transport links to Sunderland City Centre and wider road networks. An internal inspection is highly recommend to appreciate the space and quality of acclamation this outstanding bungalow has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via an entrance door.

Entrance Lobby
Inner door leading through to the hall.

Reception Hall




Spacious reception hall with a radiator and doors leading off to the open plan kitchen / dining & living area, bedrooms and shower room.

Open Plan Living Area & Dining Kitchen






A fabulous open plan living area and dining kitchen, fitted with a range of wall and base units with luxury worksurfaces over incorporating a sink and drainer unit. Integrated appliances include and oven and hob, space has been provided for the inclusion of a fridge freezer and a washing machine. There are double glazed bi-folding doors leading out to the patio area, a further set of double glazed French doors to the garden, double glazed windows to both the side and rear, three radiators and the central heating boiler is concealed behind a mounted fitted kitchen unit.

Dining Kitchen




Bedroom 1




Double glazed window to the rear overlooking the garden, a radiator and door to the en-suite.

En-Suite




Contemporary suite with low level WC, pedestal wash hand basin and step in shower cubicle with mains fed shower, chrome ladder style radiator and an extractor fan.

Bedroom 2



This double bedroom has a double glazed bay window to the front and a radiator. A door to the main shower room.

Bedroom 3/Reception Room



Attractive room currently used as a bedroom but would also be ideal as a reception room, it has a double glazed bay window to the front and a radiator.

MAIN ROOMS AND DIMENSIONS

Shower Room



Low level WC, wash hand basin set on to a vanity unit, a walk in shower with a mains fed shower, chrome ladder style radiator and part tiled walls. The shower room has 'Jack & Jill' access, with doors from both the reception hall and bedroom two.

Outside





Block paved area and drive to the front, and attached single garage with remote roller shutter access door. To the rear is a generous, low maintenance landscaped garden with artificial grass and a patio area.

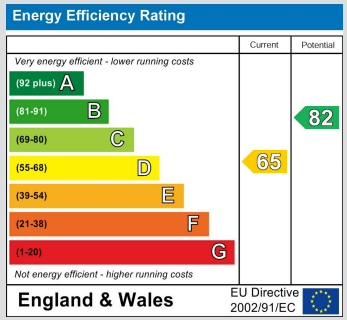
Council Tax Band
The Council Tax Band is Band C.

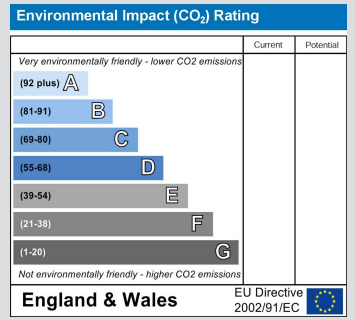
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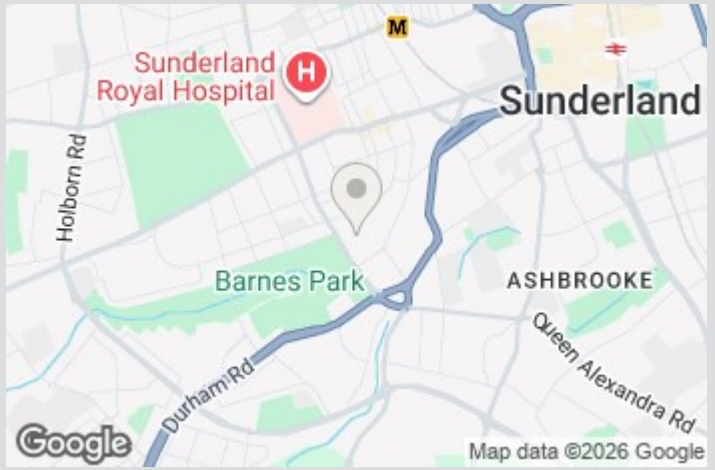
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Approximate total area(1)

101.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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